



Comments 7.2.2014 Agenda No. 7-CF 12-0096-S1 LA-RIO Districts

1 message

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Do not approve this ordinance.

The City is not a river zone. It is paved, concreted and fully developed. Access points should be considered, and so far, that is in relationship to the REC-Zones. The River is a Flood Control Channel and dangerous when full.

Public Health and Safety should be your main concern, not alternative methods of development.

Conservation Element, Section 6 concerns Endangered Species. These Districts do nothing to ensure species preservation or create Open Space along the river. With parts of the river under CASP Cornfields-Arroyo Specific Plan, there will be TFAR Transfer Floor Areas. Height would destroy any saving of bird species.

Open space will be on selected parcels along the river. Again, these areas indicated are built-out. We see no findings applicable.

STORMWATER GOAL 9B states:

A stormwater management program that minimizes flood hazards and protects water quality by employing watershed-based approaches that balance environmental, economic and engineering considerations.

Framework Element Objective 9.6 states:

Pursue effective and efficient approaches to reducing stormwater runoff and protecting water quality.

Reducing stormwater runoff involves stormwater capture. Protecting water

quality involves a variety of issues around pollutant loads.

We see no findings applicable to either stormwater capture or water quality.

GOAL 6A states:

An integrated citywide/regional public and private open space system that serves and is accessible by the City's population and is unthreatened by encroachment from other land uses.

RESOURCE CONSERVATION AND MANAGEMENT Objective 6.1 states:

Protect the City's natural settings from the encroachment of urban development, allowing for the development, use, management, and maintenance of each component of the City's natural resources to contribute to the sustainability of the region.

There is clearly encroachment, much is grandfathered.

You have not proven a case for sustainability.

Framework Element Policy No. 3.3.2 is the monitoring aspect of CEQA for the General Plan. It reads:

3.3.2 Monitor population, development, and infrastructure and service capacities within the City and each community plan area, or other pertinent service area.

The results of this monitoring effort will be annually reported to the City Council and shall be used in part as a basis to:

- a. Determine the need and establish programs for infrastructure and public service investments to accommodate development in areas in which economic development is desired and for which growth is focused by the General Plan Framework Element.*
- b. Change or increase the development forecast within the City and/or community plan area as specified in Table 2-2 (see Chapter 2: Growth and Capacity) when it can be demonstrated that (1) transportation improvements have been implemented or funded that increase capacity and maintain the level of service, (2) demand management or behavioral changes have reduced traffic volumes and maintained or improved levels of service, and (3) the community character will not be significantly impacted by such increases. Such modifications shall be considered as amendments to Table 2-2 and depicted on the community plans.*
- c. Initiate a study to consider whether additional growth should be accommodated, when 75 percent of the forecast of any one or more category listed in Table 2-2 (see Chapter 2: Growth and Capacity) is attained within a community plan area. If a study is necessary, determine the level of growth that should be accommodated and correlate that level with the capital, facility,*

or service improvements and/or transportation demand reduction programs that are necessary to accommodate that level.

d. Consider regulating the type, location, and/or timing of development, when all of the preceding steps have been completed, additional infrastructure and services have been provided, and there remains inadequate public infrastructure or service to support land use development. (P42, P43)

State of California Governor's Office of Planning and Research 2003 Guidelines state:

The concept of internal consistency holds that no policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan.

Different policies must be balanced and reconciled within the plan. The internal consistency requirement has five dimensions, described below.

- 1. Equal Status Among Elements*
- 2. Consistency Between Elements*
- 3. Consistency Within Elements*
- 4. Area Plan Consistency*
- 5. Text and Diagram Consistency*

Annual Reports for Infrastructure have not been executed nor have the monitoring of population, development, and infrastructure and service capacities.

In order to achieve an objective, you must approach that objective with clear intentions. The objective here is Development, not Open Space or Watershed Protection.

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